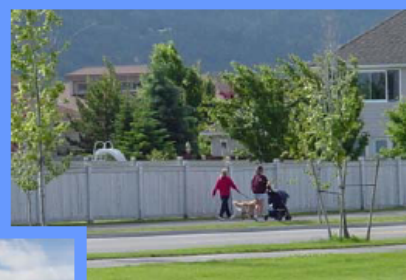


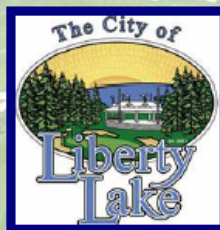
CITY OF LIBERTY LAKE Development Code

IMPLEMENTING OUR 2003 - 2022 COMPREHENSIVE PLAN



THE COMPREHENSIVE PLAN OUTLINED
THE CITY'S FUTURE AND THE
DEVELOPMENT CODE MAKES IT HAPPEN

- ▶ INTRODUCTION
- ▶ ZONING DISTRICTS
- ▶ DESIGN & MAINTENANCE STANDARDS



- ▶ APPLICATIONS & REVIEW PROCEDURES
- ▶ EXCEPTIONS
- ▶ ENVIRONMENT

Draft Development Code 2004

Development Code Adoption Timeline

Tentative Schedule for Finalization of Draft Code

City Planning Commission

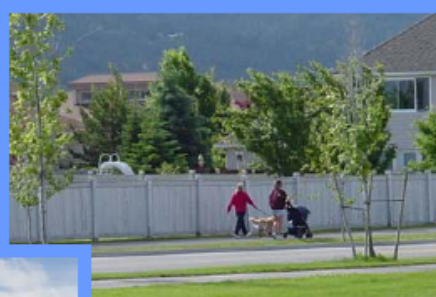
- 1st Development Code Workshop / Regular Meeting – May 12, 2004, 7pm at the Sewer & Water District
- Special Meeting – May 19, 2004, 4pm at City Hall
- 2nd Development Code Workshop / Regular Meeting – May 26, 2004, 4pm at the Sewer & Water District
- Special Meeting – June 2, 2004, 4pm at City Hall
- **Planning Commission Public Hearing - June 9, 2004, 7pm at the Sewer & Water District**
- **Additional workshop(s) and hearing(s) may be held by the Planning Commission in June / July.**
- **The Draft Development Code will then be forwarded to the City Council for additional workshop(s) and hearing(s) prior to adoption**

Meetings, workshops, and hearings are open to the public and members of the public are invited to attend.

Submittal of written comments on the Draft Development Code is also encouraged.

CITY OF LIBERTY LAKE Comprehensive Plan

PRESERVING
OUR PAST AND



PREPARING FOR
OUR FUTURE

2003



2022

What Is the GMA?

- **The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.**
- **Spokane County and the cities within it were mandated to plan under the GMA in 1993.**
- **Since the City of Liberty Lake is a new city within Spokane County we are required to develop a comprehensive plan and development regulations**
- **The City's Comprehensive Plan was adopted in September 2003 and the new Development Code that will implement the Comprehensive Plan should be adopted late summer 2004.**

How Does the Development Code Relate to the Comp Plan

- The Comprehensive Plan is the starting point for any planning process and the centerpiece of local planning.
- Development regulations implement the Comprehensive Plan and include a variety of land use regulations, such as zoning, subdivisions, critical areas, landscaping, planned unit development, signs, etc.
- The City's Development Code contains a range of development regulations, regulating how land is subdivided, used, and developed, environmental regulations, public facilities standards, etc.
- The Development Code must be consistent with the Comprehensive Plan and the Growth Management Act, as well as being internally consistent.
- State agencies are required to comply with comprehensive plans and development regulations of jurisdictions planning under the GMA.
- The 2003 City Comprehensive Plan was based on the City's Vision Statements and is intended to provide guidance for public and private decision makers who will be responsible for the future of the City of Liberty Lake in the next 20 years.
- The Development Code makes the goals and policies of the Comprehensive Plan happen in a simplified, easy to use format.

The Comprehensive Plan outlined the City's future and the Development Code makes it happen

Comprehensive Plan Element Visions

Land Use

- Upon request and voter approval by area residents, potential inclusion of the areas surrounding the city into the City of Liberty Lake
- Encourage the use of a town design plan for future development

Urban Design / Community Character

- Clearly defined design standards
- Encourage the use of a town design plan for future development
- Pedestrian friendly commercial developments
- Preserve natural beauty
- Promote unity within the city and surrounding communities, governments, and businesses

Transportation

- Improved freeway access and interchanges
- Light rail terminal with ancillary businesses nearby
- Spacious, well-planned traffic corridors
- Expansion of the current pedestrian friendly trail system

Housing

- Low, Middle, and High density housing to accommodate varying lifestyles, income levels, and age groups

Utilities

- Adequate water supply and sewer services to accommodate growth
- Increased promotion of technology infrastructure

Comprehensive Plan

Element Visions (continued)

Economic Development

- Encourage diversity in businesses, variety in shopping, full-service restaurants, as well as the light industry, tech sector, and service-oriented business we have already
- Light rail terminal with ancillary businesses nearby
- Regional business development center
- Promote unity within the city and surrounding communities, governments, and businesses

Parks, Recreation, & Open Space

- Additional parks, possibly one by the Spokane River
- Additional trees and preserved natural beauty
- Expansion of the current pedestrian friendly trail system
- Inclusion of existing golf courses and other recreational opportunities within the City
- City community center
- Additional community access to Liberty Lake

Natural Environment

- Preserve the water quality, beauty, and ecosystem of all bodies of water within or adjoining the City including Liberty Lake and the Spokane River
- Conserve environmentally sensitive areas
- Preserve natural beauty

Comprehensive Plan

Element Visions (continued)

Cultural & Historical Resources

- Libraries, movie theaters, performing arts center, pedestrian-friendly area with nearby restaurants, fountains, park-like areas
- City community center
- Incorporate historical Liberty Lake symbols, designs, etc. within the built environment
- Promote unity within the city and surrounding communities, governments, and businesses

Community & Human Services

- Libraries, movie theaters, performing arts center, pedestrian-friendly area with nearby restaurants, fountains, park-like areas
- City community center
- Quality medical facilities
- Promote unity within the city and surrounding communities, governments, and businesses

Essential Public Facilities

- Provide adequate school facilities for grades K-12 within the City that meet existing and future needs
- Additional elementary school(s)
- Middle school planned adjacent to present elementary school
- A high school
- Satellite college campus

Capital Facilities

- A fire station, post office, and library closer to the center of the city, a city hall, maintenance facility complex, and an expansion of the wastewater treatment plant.
- Regional business development center

Development Code Components

Ch. 1 - Introduction

- **Article 10-1A** - How to Use the Development Code
- **Article 10-1B** - General Administration
- **Article 10-1C** - Definitions
- **Article 10-1D** - Enforcement

Ch. 2 - Zoning Districts

- **Article 10-2A** - Zoning District Administration
- **Article 10-2B** - R-1 (Single Family Residential)
- **Article 10-2C** - R-2 (Mixed Residential)
- **Article 10-2D** - R-3 (Multi-Family Residential)
- **Article 10-2E** - M-1 (Neighborhood Center Mixed-Use)
- **Article 10-2F** - M-2 (Community Center Mixed-Use)
- **Article 10-2G** - M-3 (Central Business District Mixed-Use)
- **Article 10-2H** - C-1 (Community Commercial)
- **Article 10-2I** - C-2 (Freeway Commercial)
- **Article 10-2J** - I (Light Industrial)
- **Article 10-2K** - P (Public / Semi-Public Institutional)
- **Article 10-2L** - O (Open Space / Recreation) District
- **Article 10-2M** - Specific Area Plan Overlays

Development Code Components (continued)

Ch. 3 - Design and Maintenance Standards

- **Article 10-3A** - Design Standards Administration
- **Article 10-3B** - Access and Circulation
- **Article 10-3C** - Landscaping, Street Trees, Fences, and Walls
- **Article 10-3D** - Vehicle and Bicycle Parking
- **Article 10-3E** - Signage Standards
- **Article 10-3F** - Other Design Standards
- **Article 10-3G** - Public Facilities Standards
- **Article 10-3H** - Stormwater Management
- **Article 10-3I** - Property Maintenance Standards

Ch. 4 - Applications and Review Procedures

- **Article 10-4A** - Administration of Land Use and Development Review
- **Article 10-4B** - Types of Applications and Review Procedures
- **Article 10-4C** - Site Design Review
- **Article 10-4D** - Land Divisions and Boundary Line Adjustments
- **Article 10-4E** - Planned Unit Developments
- **Article 10-4F** - Modifications to Approved Plans and Conditions of Approval
- **Article 10-4G** - Administrative Interpretations
- **Article 10-4H** - Conditional Use Permits
- **Article 10-4I** - Miscellaneous Permits
- **Article 10-4J** - Zoning District Map & Text Amendments

Development Code Components (continued)

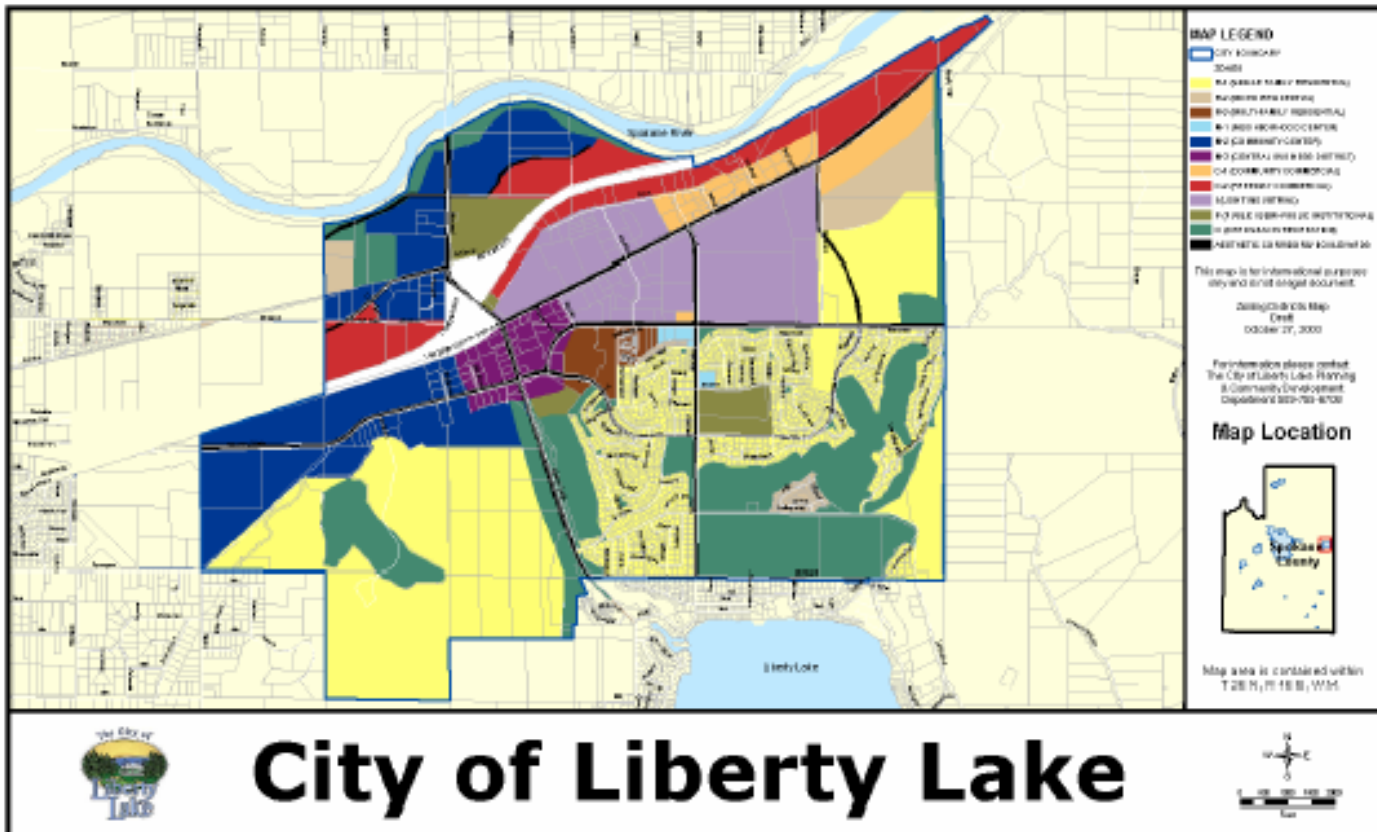
Ch. 5 - Exceptions to Code Standards

- **Article 10-5A** - Introduction
- **Article 10-5B** - Variances
- **Article 10-5C** - Non-Conforming Uses and Development

Ch. 6 - Environment

- **Article 10-6A** - Environmental Ordinance
- **Article 10-6B** - Critical Areas
- **Article 10-6C** - Wellhead Protection
- **Article 10-6D** - Shoreline Management
- **Article 10-6E** - Environmental Conservation

Zoning Map



Proposed Zoning Matrix

Zones Implement Comprehensive Plan Land Use Categories

Comprehensive Plan Category	Implementation - Zoning District	
Single Family Residential	R-1	(Single Family Residential)
Mixed Residential	R-2	(Mixed Residential)
Multi-Family Residential	R-3	(Multi-Family Residential)
Neighborhood Center	M-1	(Neighborhood Center)
Community Center	M-2	(Community Center)
Central Business District	M-3	(Central Business District)
Community Commercial	C-1	(Community Commercial)
Freeway Commercial	C-2	(Freeway Commercial)
Light Industrial	I	(Light Industrial)
Public / Semi-Public Institutional	P	(Public / Semi-Public Institutional)
Open Space / Recreation	O	(Open Space / Recreation)
Aesthetic Corridors / Boulevards	Aesthetic Corridors / Boulevards Overlay	

Types of Uses

- **Permitted Uses (P):** Permitted uses are designated in matrix (10-2A-4) with the letter "P". These uses may occur without special action by the Hearing Body, subject to development standards of the zone in which it is located, and other applicable portions of this Code.
- **Limited Uses (L):** Limited uses are designated in matrix (10-2A-4) with the letter "L". These uses are allowed if they comply with the development standards of the zone in which it is located, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc.
- **Conditional Uses (CU):** Conditional uses are designated in matrix (10-2A-4) with the letters "CU". Conditional uses are permitted to locate only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner.
- **Not Permitted (N):** Uses designated in matrix (10-2A-4) with the letter "N" are not permitted. All uses not specifically authorized by this Code are prohibited.
- **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies.
- **Essential Public Facilities (EPF's):** Facilities that may have statewide or regional/countywide significance are listed in the Facilities and Uses column as EPF and shall additionally be evaluated to determine applicability with the "Spokane County Regional Siting Process for Essential Public Facilities", as amended.

Proposed Zoning Matrix

(continued)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Agriculture (actively farmed)	N	N	N	N	N	N	N	P	P	N	P
Agricultural product / craft sales stand (Farmer's market)	N	N	N	L	L	L	L	L	L	L	L
Church / religious institution	P	P	P	P	P	P	P	P	N	N	N
Funeral home / mortuary	N	N	N	N	N	N	P	N	N	N	N
Home occupation	L	L	L	L	L	L	N	N	N	N	N
Hospital - EPF	N	N	N	N	N	N	P	P	P	N	N
Mobile sales / concessions	L	L	L	L	L	L	L	L	L	L	L
Parking structure	N	N	L	L	L	L	L	L	L	N	N
Planned unit development (PUD)	P	P	P	P	P	P	P	P	P	N	N
Public assembly	L	L	L	L	L	L	L	L	L	L	L
Seasonal & special events	L	L	L	L	L	L	L	L	L	L	L
Temporary construction / sales office	L	L	L	L	L	L	L	L	L	L	L
Tower	N	N	N	N	N	N	L	N	L	N	N
Tower, private	L	L	L	L	L	L	L	L	L	N	N
Animal related											
Animal health services / veterinarian - domestic animals	N	N	N	L	L	L	L	L	N	N	N
Animal shelter / kennel	N	N	N	N	N	N	N	N	L	N	N
Animal, wildlife rehabilitation facility	N	N	N	N	N	N	N	N	N	N	N
Dangerous animal / livestock keeping	N	N	N	N	N	N	N	N	N	N	N
Automobile, etc. oriented											
Automobile, manufactured home, recreational vehicle, trailer, & boat -sales	N	N	N	N	N	N	N	P	N	N	N
Automobile parts sales (retail)	N	N	N	N	L	L	P	P	P	N	N
Automobile parts sales (wholesale)	N	N	N	N	N	N	N	N	P	N	N
Automobile, recreational vehicle, trailer, truck, & taxi - rentals	N	N	N	N	N	N	N	P	N	N	N
Automobile / truck repair or maintenance (service station)	N	N	N	N	N	N	L	L	P	N	N
Automobile impound yard	N	N	N	N	N	N	N	N	N	P	N
Automobile wrecking / recycling, junk, & salvage yards	N	N	N	N	N	N	N	N	N	N	N
Boat, recreational vehicle, & trailer - construction, repair, parts sales, & maintenance	N	N	N	N	N	N	N	L	P	N	N
Car wash (automatic or self-service)	N	N	N	N	N	N	P	P	P	N	N
Gas station / convenience store	N	N	N	N	N	N	L	L	N	N	N
Child day-care											
Family child day-care home (5 or fewer children)	P	P	P	P	P	P	N	N	N	N	N

Proposed Zoning Matrix

(continued)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Child day-care, continued											
Family child day-care home (6 to 12 children)	P	P	P	P	P	P	N	N	N	N	N
Child day-care center	CU	P	P	P	P	P	P	P	L	P	N
Child day-care center (in a church or a school)	L	L	L	L	L	L	L	N	N	L	N
Community recreation and facilities											
Athletic club / exercise facility / gym	N	N	N	P	P	P	P	P	N	N	L
Community center / hall / club	L	P	P	P	P	P	P	P	N	P	L
Golf course	N	N	N	N	N	N	N	N	N	N	P
Parks & recreation	P	P	P	P	P	P	P	P	P	P	P
Participant & spectator sports facilities	N	N	L	L	L	N	P	P	P	N	L
Recreational vehicle park / campground	N	N	N	N	N	N	N	N	CU	N	CU
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)											
Adult entertainment establishment	N	N	N	N	N	N	CU	N	N	N	N
Adult retail use establishment	N	N	N	N	N	N	CU	N	N	N	N
Banks / financial institutions (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N
Banks / financial institutions (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N
Bed and breakfast inn	CU	CU	CU	CU	CU	CU	N	N	N	N	N
Building supply / hardware - sales (without lumberyard)	N	N	N	P	P	P	P	P	N	N	N
Building supply / hardware - sales (with lumberyard)	N	N	N	N	N	N	N	P	P	N	N
Commercial laundromat & dry cleaning facility (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N
Commercial laundromat & dry cleaning facility (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N
Cultural center, library, museum	N	P	P	P	P	P	N	N	N	P	N
Espresso stand	N	N	N	N	N	N	L	N	N	N	N
General retail	N	N	N	P	P	P	P	P	L	N	L
Grocery store	N	N	N	P	P	P	P	P	N	N	N
Hotel, motel, inn	N	N	N	P	P	P	P	P	N	N	N
Landscape supply, greenhouse, or commercial nursery	N	N	N	N	P	N	P	P	P	N	N
Personal care services such as barber shops, hair and nail salons, tanning salons, etc.	N	N	N	P	P	P	P	P	N	N	N
Pharmacy (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N
Pharmacy (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N
Printing, reprographics, bookbinding, & graphic services	N	N	N	P	P	P	P	P	P	N	N

Proposed Zoning Matrix

(continued)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented), continued											
Restaurant, cafe, deli, or ice cream parlor (without drive-thru)	N	N	N	P	P	P	P	P	L	N	L
Restaurant, cafe, deli, or ice cream parlor (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N
Tavern / pub / liquor store	N	N	N	N	CU	CU	P	P	N	N	L
Theater (motion picture or performing arts)	N	N	N	P	P	P	P	P	N	N	L
Government / civic offices and facilities											
Ambulance / emergency services facility	N	N	N	N	P	P	P	N	N	P	N
Detention facility - EPF	N	N	N	N	N	N	N	N	CU	CU	N
Fire station	N	N	P	P	P	P	N	N	N	P	N
Maintenance / public works facility	N	N	N	N	P	P	N	N	P	P	L
Offices / City Hall	N	N	P	P	P	P	N	N	N	P	N
Police station	N	N	P	P	P	P	N	N	N	P	N
Post office	N	N	N	L	L	L	N	N	N	P	N
Prison / correctional facility - EPF	N	N	N	N	N	N	N	N	CU	N	N
Public transit facilities - EPF	P	P	P	P	P	P	P	P	P	P	N
Schools - public / private											
Nursery / pre-school	P	P	P	P	P	P	N	N	N	P	N
Elementary school	P	P	P	N	P	N	N	N	N	P	N
Middle school / Junior High	N	P	P	N	P	N	N	N	N	P	N
High school	N	N	P	N	P	N	N	N	N	P	N
College or university - EPF	N	N	P	N	P	N	N	N	N	P	N
Specialized / vocational / trade school	N	N	N	P	P	P	N	N	P	P	N
Housing											
Accessory caretaker's residence	N	N	N	N	N	N	N	L	L	N	L
Accessory dwelling unit (ADU), attached or detached	L	L	L	L	L	L	N	N	N	N	N
Dwelling, multi-family	N	L	L	L	L	L	N	N	N	N	N
Dwelling, multi-family (greater than 30 units per net acre)	N	N	CU	N	L	N	N	N	N	N	N
Dwelling, single family	P	P	P	N	N	N	N	N	N	N	N
Dwelling, single family attached townhome	L	L	L	L	L	L	N	N	N	N	N
Dwelling, two-family duplex	N	L	L	N	N	N	N	N	N	N	N
Manufactured homes (on individual lots)	L	L	L	N	N	N	N	N	N	N	N
Manufactured home park	N	L	L	N	N	N	N	N	N	N	N
Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities)	N	L	L	L	L	L	L	N	N	N	N
Zero lot line (single family)	N	L	L	N	L	L	N	N	N	N	N

Proposed Zoning Matrix

(continued)

courtyard home)											
Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Manufacturing, equipment, and industrial production											
Concrete product manufacturing / ready mix concrete (excluding extraction / mining)	N	N	N	N	N	N	N	N	CU	N	N
Construction / industrial equipment sales or rental	N	N	N	N	N	N	N	P	P	N	N
High impact uses	N	N	N	N	N	N	N	N	N	N	N
Light manufacturing & assembly	N	N	N	N	L	L	P	P	P	N	N
Light manufacturing & assembly w/ retail sales showroom	N	N	N	N	L	L	P	P	P	N	N
Lumber mill, sawmill, shingle mill, plywood mill	N	N	N	N	N	N	N	N	N	N	N
Machine shop	N	N	N	N	N	N	N	L	P	N	N
Plastic injection molding	N	N	N	N	L	L	N	L	P	N	N
Sandblasting / cutting	N	N	N	N	N	N	N	L	P	N	N
Tool and die making	N	N	N	N	L	L	N	L	P	N	N
Welding / sheet metal shop	N	N	N	N	N	N	L	L	P	N	N
Woodworking / cabinet manufacturing	N	N	N	N	N	N	L	L	P	N	N
Woodworking / cabinet manufacturing w/ retail sales showroom	N	N	N	N	L	L	L	L	P	N	N
General office and professional facilities											
Communications service systems	N	N	N	P	P	N	P	P	P	N	N
Office	N	CU	P	P	P	P	P	P	L	N	N
Medical equipment supply	N	N	N	N	P	N	P	P	P	N	N
Research facility / laboratory	N	N	N	P	P	N	L	L	P	N	N
Telemarketing centers / catalog & mail order houses	N	N	N	P	P	N	P	P	P	N	N
Social services											
Community residential facility (6 or fewer residents) - EPF	CU	CU	CU	N	N	N	N	N	N	N	N
Community residential facility (6 to 25 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Community treatment facility (8 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Community treatment facility (8 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Crisis residential center (6 or fewer residents) - EPF	CU	CU	CU	N	N	N	N	N	N	CU	N
Crisis residential center (6 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	CU	N
Halfway house (8 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Halfway house (8 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N

Proposed Zoning Matrix (continued)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Social services, continued											
Secure Community Transition Facility (SCTF, 3 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Solid waste management and recycling											
Commercial composting storage / processing facility - EPF	N	N	N	N	N	N	N	N	CU	N	N
Incinerator - EPF	N	N	N	N	N	N	N	N	CU	N	N
Landfill - EPF	N	N	N	N	N	N	N	N	CU	N	N
Recycling collection center	N	N	N	N	N	N	N	N	L	L	N
Solid waste transfer site - EPF	N	N	N	N	N	N	N	N	CU	N	N
Tire salvage yard	N	N	N	N	N	N	N	N	N	N	N
Storage, freight, and wholesale facilities											
Outdoor vehicle storage	N	N	N	N	N	N	N	N	CU	N	N
Self service storage facility (mini storage)	N	N	N	N	N	N	N	N	CU	N	N
Warehouse & freight movement	N	N	N	N	N	N	P	N	P	N	N
Wholesaling (distribution)	N	N	N	N	L	N	P	P	P	N	N
Utilities and facilities											
Power plant - EPF	N	N	N	N	N	N	N	N	N	CU	N
Public utility local distribution facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N
Public utility transmission facility - EPF	N	N	N	N	N	N	CU	L	L	L	N
Sewage treatment plant - EPF	N	N	N	N	N	N	N	N	N	CU	N
Wireless communication antenna array	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N
Wireless communication support tower	N	N	N	N	N	N	N	N	CU	CU	N

Zoning Designations

Residential Zoning Districts –

- **R-1 (Single-Family)** - The R-1 zone provides for single-family homes in support of established residential neighborhoods and a minimum net density of 4 units per acre is required. Zero lot-line housing and other incentives are permitted to promote infill, preservation of open space, and a variety of housing types and densities.
- **R-2 (Mixed Residential)** - The R-2 zone provides for a moderate increase in density using a variety of urban housing types and designs. This design oriented designation promotes residential renewal to small-lot single family homes, townhouses, duplexes, and small apartment buildings. The mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types. The R-2 zone allows for a net density of no less than 6 units per acre.
- **R-3 (Multi-Family)** - The R-3 designation provides for a variety of medium to high density housing types and designs. The designation incorporates a combination of urban design elements to enhance the living environment while integrating the housing into a neighborhood or neighborhood business district. Urban design elements such as private and public open space, pedestrian orientation and connections, and security are integrated into the housing to create a high standard of community cohesion and character. Developments within this designation shall have a net density of no less than 12 units per acre.

Mixed Use Zoning Districts –

- **M-1 (Neighborhood Center)** - The M-1 zone is the smallest and least intensive mixed-use zone. Neighborhood centers contain a mix of uses such as parks, a transit stop, neighborhood businesses and services, day care centers, churches, and schools. Residential is permitted with a minimum net density of 6 units per acre when associated with other permitted uses. Low-intensity, auto-dependent uses are discouraged and a focus on pedestrian orientation with an emphasis on aesthetics and design is encouraged.
- **M-2 (Community Center)** - The M-2 zone is a higher-intensity mixed-use zone. Community centers contain a mix of commercial, civic, light manufacturing or industrial, office, and recreational uses. Residential is permitted with a minimum net density of 6 units per acre when associated with other permitted uses. Low-intensity, auto-dependent uses are discouraged and a focus on pedestrian orientation with an emphasis on aesthetics and design is encouraged.
- **M-3 (Central Business District)** - The M-3 zone is the largest and most intensely developed mixed-use zone. The CBD is the primary retail, office, social, urban residential, and government center of the city that contains a complimentary and interactive mixture of uses including government offices and facilities, health, human service, and public safety facilities, retail stores and services, professional offices, parks, open space, and plazas, educational opportunities including branch university campuses, entertainment centers, and restaurants. Multi-family and other higher density housing is permitted with a minimum net density of 12 units per acre when associated with other permitted uses. New low-intensity, auto-dependent uses are prohibited and a focus on pedestrian orientation with an emphasis on aesthetics and design is required.

Commercial Zoning Districts –

- **C-1 (Community Commercial)** - The C-1 zone designates areas for retail, service, and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development. Residences in conjunction with business and/or multifamily developments may be allowed, with specific guidelines that ensure compatibility.
- **C-2 (Freeway Commercial)** - The C-2 zone designates intensive commercial areas intended to draw customers from outlying areas. Uses with Interstate 90 frontage are required to comply with specific design and landscape standards to maintain and enhance the aesthetics of the Interstate 90 frontages. The Freeway Commercial zone allows for shopping centers and major commercial areas of regional significance, and some light industry.

Industrial Zoning District –

- **I (Light Industrial)** - The I zone allows for industrial uses such as manufacturing, but may incorporate office and commercial uses that support and complement the industrial area.

Public / Semi-Public Institutional –

- **P (Public and Semi-Public Institutional)** - The P zone provides for large and moderate scale governmental uses, special districts, and semi-institutional uses. The zone allows for the specialized needs of providing public services to the City of Liberty Lake.

Open Space / Recreation –

- **O (Open Space and Recreation)** - The O zone allows for open area spaces and recreational uses such as public/ private parks, preserves, and trails, as well as public and privately owned facilities such as golf courses. Local and regional recreation opportunities are included within this zone. The zone promotes the conservation of public and private sensitive or critical natural resource areas and areas of local interest as open space.

Concurrency

Concurrency - Means that adequate public facilities are available when the service demands of development occur. This definition includes the two concepts of “adequate public facilities” and of “available public facilities” as defined above. Facilities serving a development must be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time and such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the Capital Facilities Plan (CFP).

The following facilities and services must be evaluated for Concurrency:

Public Water, Public Sewer, Transportation,
Stormwater, Law Enforcement,
Parks and Open Space, Libraries,
Solid Waste Disposal, Street Cleaning,
Public Transit, Fire and Emergency Services,
Public Schools

Level of Services Standards

Domestic Water	One equivalent residential unit (ERU) is 800 gallons per day. Require that adequate water capacity, distribution, and transmission facilities are in place to accommodate new development at the current level of service.
Sanitary Sewer	Public sewer required within the City limits.
Transportation	LOS for operational analysis shall be as contained in the City of Liberty Lake Standards for Road Construction. Maintain travel corridor time as established by the SRTC
Storm water	New development shall not increase runoff volume off-site. Prevent flooding of property during a 25-year storm. Prevent damage to buildings from a 100-year storm. Storm water discharge to any surface or ground waters will be prohibited if it will degrade water quality below standards.
Law Enforcement	1 officer per 1000/population.
Parks & Open Space	30 acres per 1000/population.
Libraries	.41 square feet per City resident.
Solid Waste/Recycle	Solid waste processing will meet Federal and State regulations.
Street Cleaning	Implement plan as identified in Transportation Element.
Public Transit	As adopted by Spokane Transit Authority Board of Directors.
Fire and Emergency Services	Urban areas served by Fire District with at least a Class 6 Insurance Rating. Fire Flow and hydrant placement per Uniform Fire Code. Urban areas must be within 5 road miles of station with "Class A" pumper. Urban areas shall be served by a basic life support (BLS) agency.
Public Schools	To be determined by individual school district CFP.

Development Code Public Participation

Planning Commission Regular & Special Meetings

- 2nd & 4th Wednesdays, 4pm at City Hall (regular meeting)
- Notices posted on the City's website and on the bulletin boards at the Post Office and Sewer / Water District for additional special meetings.

Planning Commission Workshops

- 1st Development Code Workshop – May 12, 2004, 7pm at the Sewer & Water District
- 2nd Development Code Workshop – May 26, 2004, 4pm at the Sewer & Water District
- **Planning Commission Public Hearing anticipated at the beginning of June 2004. Additional workshop(s) and hearing(s) may be held by the Planning Commission in June / July.**
- **The Draft Development Code will then be forwarded to the City Council for additional workshop(s) and hearing(s) prior to adoption**

Additional Opportunities

- **Development Code Resource Guide – July 2003**
- **City Website – www.libertylakewa.gov**
 - **Home Page Articles**
 - **Community Development**
 - **Committees & Commissions**
 - » **Planning Commission**
 - **Public Participation**
 - **Long Range Planning**
 - » **City Development Code**

SEPA

- The City of Liberty Lake completed a SEPA Checklist on the proposed Draft Development Code on May 11, 2004.
- The City of Liberty Lake Planning & Community Development Department determined that the proposal would have no significant adverse environmental impacts and issued a Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document on the Draft Development Code on May 11, 2004.
- The City is adopting the Spokane County Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan that was prepared on November 22, 2000 and was previously adopted for the City of Liberty Lake Comprehensive Plan.
- The SEPA Checklist and Threshold Determination were routed to agencies and a Notice of Availability will be published in the May 13th & 20th Liberty Lake Splash and the May 15th & 20th Spokesman Review Valley Voice.
- The SEPA Checklist and DNS were also posted on the City website, along with the Draft Development Code, on May 11, 2004.
- Comments on the SEPA Checklist and Threshold Determination are due by 4 p.m., May 26, 2004. The appeal deadline is ten (10) calendar days after the comment period closes.

***Where can you view the
Draft City
Development Code***

**Copies of the Draft
Development Code are available
on the City's website at**

**[www.libertylakewa.gov/long-
range_planning.asp](http://www.libertylakewa.gov/long-range_planning.asp)**

- click on City Development Code

**PDF disks and hard copies are
available upon request at City Hall**

**1421 N. Meadowwood Ln., Suite 120,
Liberty Lake, WA 99019**

Phone: 755-6708

*The Draft City
Development Code Will
Continue to Be Reviewed
and Possibly Modified Prior
to Adoption and the Website
Versions May Be Updated
Prior to Each Workshop or
Hearing*

*Check Back Often or
Contact the Planning &
Community Development
Department*